

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
June 7, 2011**

1. The Zoning Commission of the City of San Antonio met in the 1<sup>st</sup> Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

**1:00 PM – Public Hearing**

2. Roll Call.

**PRESENT:** McFarland, Ornelas, Christian, D. Martinez, Salazar, C. Martinez,  
McNealy, Nava

**ABSENT:** Tiller, Anguiano

Acting Chair McFarland stated Zoning Case No. Z2011134 CD has been postponed as per the applicant's request therefore this case will not be considered today.

**COMBINED HEARING:**

3. **ZONING CASE NUMBER Z2011088 B (Council District 6):** A request for a change in zoning from "C-3R GC-2 AHOD" General Commercial Restrictive Alcohol Sales Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District, "R-4 GC-2 AHOD" Residential Single-Family Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District and "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District to "C-1 GC-2 AHOD" Light Commercial Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District on the south 120 feet of Lots 7 through 9 and the south 120 feet of Lots 12 through 13, Block 12, NCB 8997, 236 & 246 Guthrie Street. Staff recommends approval.

Staff stated there were 45 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Community Worker's Council nor Los Jardines Neighborhood Association. Staff mailed 90 notices to the Planning Team.

**COMMISSION ACTION**

The motion was made by Commissioner Nava seconded by Commissioner Christian to recommend approval.

**AYES:** McFarland, Ornelas, Christian, D. Martinez, Salazar, C. Martinez, McNealy, Nava  
**NAY:** None

**THE MOTION CARRIED**

**4. ZONING CASE NUMBER Z2011106 (Council District 6):** A request for a change in zoning from "C-2" Commercial District and "C-3" General Commercial District to "MF-33" Multi Family District on 29.56 acres out of NCB 17636, on the east side of West Loop 1604 North, northeast of Culebra Road. Staff recommends approval, pending plan update.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor. Staff mailed 29 notices to the Planning Team.

#### **COMMISSION ACTION**

The motion was made by Commissioner Nava seconded by Commissioner Christian to recommend approval.

**AYES:** McFarland, Ornelas, Christian, D. Martinez, Salazar, C. Martinez, McNealy, Nava  
**NAY:** None

#### **THE MOTION CARRIED**

**5. ZONING CASE NUMBER Z2011123 (Council District 5):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 14, Block 4, NCB 2313, 2006 West Commerce Street. Staff recommends approval.

Staff stated there were 29 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Avenida Guadalupe Association. Staff mailed 22 notices to the Planning Team.

#### **COMMISSION ACTION**

The motion was made by Commissioner Nava seconded by Commissioner Christian to recommend approval.

**AYES:** McFarland, Ornelas, Christian, D. Martinez, Salazar, C. Martinez, McNealy, Nava  
**NAY:** None

#### **THE MOTION CARRIED**

**6. ZONING CASE NUMBER Z2011125 (Council District 6):** A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 1, NCB 18289 save and except that 0.039 acre tract conveyed by Deed to the State of Texas recorded in Volume 4495, Page 1611, Real Property Records of Bexar County, Texas, 8085 Potranco Road. Staff recommends approval.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 90 notices to the Planning Team.

**COMMISSION ACTION**

The motion was made by Commissioner Nava seconded by Commissioner Christian to recommend approval.

**AYES: McFarland, Ornelas, Christian, D. Martinez, Salazar, C. Martinez, McNealy, Nava**  
**NAY: None**

**THE MOTION CARRIED**

**7. ZONING CASE NUMBER Z2011126 (Council District 1):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 42, NCB 6461, 914 East Mistletoe. Staff recommends approval, pending plan amendment.

Staff stated there were 19 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Tobin Hill Community Association.

**COMMISSION ACTION**

The motion was made by Commissioner Nava seconded by Commissioner Christian to recommend approval.

**AYES: McFarland, Ornelas, Christian, D. Martinez, Salazar, C. Martinez, McNealy, Nava**  
**NAY: None**

**THE MOTION CARRIED**

**8. ZONING CASE NUMBER Z2011127 CD (Council District 10):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lot 21, Block 2, NCB 14052, 6611 Topper Ridge. Staff recommends approval.

Staff stated there were 21 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 42 notices to the Planning Team.

**COMMISSION ACTION**

The motion was made by Commissioner Nava seconded by Commissioner Christian to recommend approval.

**AYES: McFarland, Ornelas, Christian, D. Martinez, Salazar, C. Martinez, McNealy, Nava**  
**NAY: None**

**THE MOTION CARRIED**

**9. ZONING CASE NUMBER Z2011128 (Council District 3):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 21, Block 40, NCB 8666, 823 - 827 Southeast. Military Drive. Staff recommends approval.

Staff stated there were 24 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from neither Mission San Jose nor Harlandale Park Neighborhood Associations. Staff mailed 16 notices to the Planning Team.

#### **COMMISSION ACTION**

The motion was made by Commissioner Nava seconded by Commissioner Christian to recommend approval.

**AYES: McFarland, Ornelas, Christian, D. Martinez, Salazar, C. Martinez, McNealy, Nava**  
**NAY: None**

#### **THE MOTION CARRIED**

**10. ZONING CASE NUMBER Z2011129 (Council District 1):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.052 of an acre out of Lots 18, 19 and 20, Block 1, NCB 2100, 1414 N. Zarzamora. Staff recommends approval.

Staff stated there were 35 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Gardendale Neighborhood Association.

#### **COMMISSION ACTION**

The motion was made by Commissioner Nava seconded by Commissioner Christian to recommend approval.

**AYES: McFarland, Ornelas, Christian, D. Martinez, Salazar, C. Martinez, McNealy, Nava**  
**NAY: None**

#### **THE MOTION CARRIED**

**11. ZONING CASE NUMBER Z2011132 (Council District 3):** A request for a change in zoning from "C-2 H MC-1 RIO-5 AHOD" Historic Commercial Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District and "C-2NA" Commercial Nonalcoholic Sales District to "MF-18 H MC-1 RIO-5 AHOD" Historic Multi-Family Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District on Lot 9 and northwest 10 feet by 157.4 feet of Lot 26, Block 22, NCB 3577, 2126 Roosevelt Avenue. Staff recommends approval.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no written response from Riverside South Neighborhood Association however staff received a call from Riverside South Neighborhood Association stating expressing support. Staff mailed 16 notices to the Planning Team.

#### **COMMISSION ACTION**

The motion was made by Commissioner Nava seconded by Commissioner Christian to recommend approval.

**AYES: McFarland, Ornelas, Christian, D. Martinez, Salazar, C. Martinez, McNealy, Nava**  
**NAY: None**

#### **THE MOTION CARRIED**

**12. ZONING CASE NUMBER Z2011137 HL (Council District 5):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "HL R-4 AHOD" Historic Landmark Residential Single-Family Airport Hazard Overlay District on Lot 8C and west 8.33 feet of Lot 8D, Block 4, NCB 2424, 2119 El Paso. Staff recommends approval.

Staff stated there were 54 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Avenida Guadalupe Association, Inc. Staff mailed 22 notices to the Planning Team.

#### **COMMISSION ACTION**

The motion was made by Commissioner Nava seconded by Commissioner Christian to recommend approval.

**AYES: McFarland, Ornelas, Christian, D. Martinez, Salazar, C. Martinez, McNealy, Nava**  
**NAY: None**

#### **THE MOTION CARRIED**

#### **INDIVIDUAL CONSIDERATION:**

**13. ZONING CASE NUMBER Z2011092 (Council District 1):** A request for a change in zoning from "H R-6 CD AHOD" Residential Single-Family Lavaca Historic Airport Hazard Overlay District with a Conditional Use for multi-family not to exceed three units to "H IDZ AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District and "C-1" Light Commercial District on Lot 23, Block 5, NCB 723, 115 Devine Street. Staff recommends approval pending plan amendment.

Patrick Christensen, representative, stated the purpose of this request is to allow for five live/work units on the subject property. He stated Planning Commission approved their plan amendment on May 25, 2011. He further stated they have met with the Lavaca Neighborhood Association to present their proposal and address any concerns and presented proposed deed restrictions.

**The following citizen(s) appeared to speak:**

Roger Stephens, Lavaca Planning Team Member, stated he strongly support this proposal. He stated they, the neighborhood planning team, have worked on in their neighborhood plan. He feels this would not have a negatively affect on the community, as the surrounding uses are commercial.

Curtis Bowers, President of Lavaca Neighborhood Association, stated they do no support the proposed zoning request. He stated they have met with the applicant and were unable to reach consciences. They fear this would encourage more commercial encroachment into the neighborhood into the neighborhood.

Joan Carabin, stated she is in opposition for the proposed zoning change. She stated there was no public involvement with the community on the proposed request. She feels this is poor planning on the applicant's part. She stated the neighborhood association and team have worked hard in maintaining the residential character of the community.

Thomas Dreyer, stated he would like to express his support in this case. He feels this would be good for the community as the surrounding uses are also commercial.

Robert Baca, stated he is in support of this zoning request. He feels this would be neighborhood friendly.

Staff stated there were 22 notices mailed out to the surrounding property owners, 0 returned in opposition and 6 returned in favor and Lavaca Neighborhood Association is in opposition. Staff mailed 12 notices to the Planning Team and 2 returned in opposition and 1 returned in favor. Staff received 9 responses in favor and 7 responses in opposition outside the 200 foot radius.

**COMMISSION ACTION**

The motion was made by Commissioner Ornelas seconded by Commissioner McNealy to recommend approval.

**AYES:** McFarland, Ornelas, Christian, D. Martinez, Salazar, C. Martinez, McNealy, Nava  
**NAY:** None

**THE MOTION CARRIED**

**14. ZONING CASE NUMBER Z2011114 (Council District 7):** A request for a change in zoning from "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Townhomes at a Density of 11 units per acre with a Maximum of 33 Townhomes to "MF-25 AHOD" Multi-Family Airport Hazard Overlay District on Parcel 72C, NCB 18557, 7585 Mainland Drive. Staff recommends approval pending plan update.

Robert Broll, applicant, stated he would like to request a two-week continuance to meet with the neighborhood association.

Staff stated there were 23 notices mailed out to the surrounding property owners, 7 returned in opposition and 0 returned in favor. Staff received 11 notices outside the 200-foot radius expressing opposition. Staff mailed 29 notices to the Planning Team.

#### **COMMISSION ACTION**

The motion was made by Commissioner Christian seconded by Commissioner C. Martinez to recommend a continuance until June 21, 2011.

**AYES: McFarland, Ornelas, Christian, D. Martinez, Salazar, C. Martinez, McNealy, Nava**  
**NAY: None**

#### **THE MOTION CARRIED**

**15. ZONING CASE NUMBER Z2011131 S (Council District 8):** A request for a change in zoning from "R-6 MLOD-1" Residential Single-Family Military Lighting Overlay District to "R-6 S MLOD-1" Residential Single-Family Military Lighting Overlay District with a Specific Use for a Wireless Communication System on 0.0574 of an acre out of Parcel 26, NCB 14861 on a portion of the 6900 Block of West Hausman Road (also known as 7022 West Hausman Road). Staff recommends approval.

Jeff Guerrero, representative, stated he would like to request a continuance until July 19, 2011 to surrounding property owners, Zoning Commissioner and Council Office.

Staff stated there were 4 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 42 notices to the Planning Team.

#### **COMMISSION ACTION**

The motion was made by Commissioner Nava seconded by Commissioner C. Martinez to recommend a continuance until July 19, 2011.

**AYES: McFarland, Ornelas, Christian, D. Martinez, Salazar, C. Martinez, McNealy, Nava**  
**NAY: None**

#### **THE MOTION CARRIED**

**16. ZONING CASE NUMBER Z2011138 HL (Council District 5):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “HL C-2 AHOD” Historic Landmark Commercial Airport Hazard Overlay District on Lot 16, Block 1, NCB 2444, 1312 Guadalupe Street. Staff recommends approval, based on the criteria for historic landmark designation outlined in the Certificate of Appropriateness issued by the Historic and Design Review Commission on March 16, 2011.

Elizabeth Porterfield, Office of Historic Preservation, presented item.

**The following citizen(s) appeared to speak:**

Graciela Sanchez, spoke in favor.

Gloria Ramirez, spoke in favor.

Virginia Van Cleave, spoke in favor.

Amy Kastely, spoke in favor.

Jessica Guerrero, spoke in favor.

Amanda Haas, spoke in favor.

Susana Segura, spoke in favor.

Marisol Cortez, spoke in favor.

Leticia Vela, spoke in favor.

Molly Watt, spoke in favor.

Rita Vidaurri, spoke in favor.

Nick Sanchez, spoke in favor.

Mrs. Sanchez, spoke in favor.

Ann McGlone, spoke in favor.

Oscar Ramirez, spoke in opposition.

Teresa Hernandez, spoke in opposition.

Guadalupe Espinoza, spoke in opposition.

Yolanda Sosa, spoke in opposition.



Terry Hartman, spoke in opposition.

Jessica, spoke in opposition.

Suzana Westrum, spoke in opposition.

Robert Lopez, spoke in opposition.

Francisco Lopez, spoke in opposition.

Martha Alonzo, spoke in opposition.

Jim Garcia, spoke in opposition.

Gabriel Velasquez, spoke in opposition.

Staff stated there were 15 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and Avenida Guadalupe Neighborhood Association is in opposition. Staff mailed 22 notices to the Planning Team.

#### COMMISSION ACTION

The motion was made by Commissioner Nava seconded by Commissioner McNealy to recommend denial.

**AYES: McFarland, Christian, D. Martinez, Salazar, C. Martinez, McNealy, Nava**

**NAY: Ornelas**

#### THE MOTION CARRIED

17. There being no further business, the meeting was adjourned at 5:15 p.m.

APPROVED:



Milton McFarland, Acting Chairman

ATTEST:



Executive Secretary